LAFAYETTE VISTAS

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Lafayette's Downtown: A Place for Everyone

In our last issue, we talked about how Lafayette is planning for future growth while still maintaining the things we all love about our city. This time, we're zooming in on the heart of our town—our downtown. Think of it as Lafayette's "main stage," where we're imagining more homes, more choices, and more ways to live close to shops, restaurants, and transit.

The vision is long-term, but the good news is—we've already rolled up our sleeves and started to work! Here's a peek at what's underway:

- Crafting fresh Objective Design Standards to guide how new buildings fit into our downtown vibe (see page 2).
- Partnering with Sunflower Hill on a 100% affordable housing project designed especially for adults with intellectual and developmental disabilities.
- Tidying up our zoning code so it works better, supports affordable housing, and clears out the old, outdated rules.
- Working to complete a year-long parking study to look at smarter ways to manage parking—making sure there's the right balance of supply and demand to support the diverse range of downtown destinations. (see page 3).
- Starting design work on the downtown portion of the much-anticipated Aqueduct Pathway that will ultimately result in a new pedestrian and bicycle pathway along the EBMUD Aqueduct right-of-way through Lafayette (see page 3).
- Constructing a welcoming plaza at the southern entrance to the BART station and enhancements to a pedestrian path that connects the station to the downtown (see page 3).
- Identifying the preferred pedestrian and bicycle networks within ½ mile around the BART station and addressing ways to fill the gaps.
- Selected local artist Rachel Perls to paint a public mural on the wall of Zahra Boutique Salon; Perls' design features the native Matilija poppy set against a rich blue background.
- Gearing up in 2026 to reimagine Mt. Diablo Boulevard as a vibrant corridor that welcomes everyone and encourages more walking, biking, and transit use.

And because Lafayette isn't just about plans and policies, this issue also spotlights the Lafayette Chamber of Commerce's role in keeping our downtown lively and the exciting comeback of the historic Park Theater.

Got thoughts? We'd love to hear them—drop us a line at **lafayettelistens@lovelafayette.org**.

Lafayette Chamber Events Create Community

The City is proud to sponsor the recent Annual Art & Wine Festival, organized by the Lafayette Chamber of Commerce. Of course, the Chamber's work doesn't stop there. In addition to supporting local businesses, nonprofits and entrepreneurs, they host a variety of community events that bring vibrancy and connection to downtown Lafayette.

Some upcoming fall/winter events include:

- **Lafayette Res Run for Education** — Sunday, October 19. Choose from a 5K, 10K, or 2-mile fun run/walk. Proceeds go right back into our schools — last year's race raised nearly $38,000!
- **Trick or Treat Street** — Friday, October 24, 4 to 6pm. Kids ages 9 and under (with a parent) can trick-or-treat at participating downtown businesses in a safe, family-friendly setting.
- **It's a Wonderful Life in Lafayette Holiday Celebration** — Sunday, December 7, 4 to 6pm in Lafayette Plaza. Celebrate the season with kid's activities, music, treats, the official tree lighting, Santa sightings, and more. Thanks to the Chamber and their sponsors, downtown will also be twinkling with festive, eco-friendly holiday lights.

The Lafayette Chamber is one of the City's most valued partners — and through their events, energy, and creativity, they help make downtown a place where residents and visitors alike want to gather, celebrate, and enjoy all that Lafayette has to offer. Learn more at **LafayetteChamber.org/events**.

Park Theater to Re-Open in 2026

The Park Theatre originally opened in 1941, and was born of Lafayette's long-standing desire for arts, culture, entertainment, and a vibrant gathering place downtown. Those hopes are very much alive in 2025 — and soon, we'll get to experience that energy again in full color thanks to a group of visionary community members who emerged from a City-led task force focused on how to revive the shuttered theater.

Back in 2019, after receiving support from a Community Foundation of Lafayette grant, the group established a 501(c)(3) Public Benefit corporation called The Park Theater Trust (TPTT) in order to preserve this Art Deco gem from development and repurpose the Park into an accessible and inclusive, community-centered cinema, arts and culture hub.

By 2021, TPTT had raised $3 million, which included a $500,000 grant from the City, and was able to purchase the property. Construction has already started on the $13 million renovation and fundraising is ongoing as TPTT seeks to close a $2 million gap.

Rendering ©Arcsine Architecture

What's the "new" Park going to look like? Imagine two movie screens, a rooftop bar, a commercial kitchen, flexible seating for both film and live shows. The beloved marquee and neon sign aren't just nostalgic, they are considered public art and work is underway to restore them. The chandeliers in the lobby and four large original wall sconces will also be fully restored, and even the original lobby carpet will be recreated.

TPTT has partnered with CinemaSF, led by Adam Bergeron and Jaimi Holker — operators of San Francisco's Balboa, Vogue, and 4-Star theaters — to operate the Park Theater. Programming will span first-run art-house and indie films, Hollywood classics, live music, and a rotating mix of community-centered events. You can help this once-in-a-lifetime restoration effort! Head over to **https://parktheatertrust.org** for details.

Making Downtown Buildings Look (and Feel) Right

When new buildings go up in Lafayette, we want them to fit our town's character, be aesthetically pleasing, and thoughtfully integrate elements that make our downtown inviting, from public art that enriches our town to welcoming spaces where people can gather and linger. That's where Objective Design Standards come in. Think of them as Lafayette's "design playbook" — setting clear, fair rules for things like building height, scale, parking, traffic flow, landscaping, and pedestrian access. The first version of this playbook was adopted in 2019 and gave developers some flexibility through a point system that encouraged creative solutions.

Now we're working on Phase 2, an update that makes sure the rules also meet the goals in our newly adopted Housing Element (the City's plan for how and where new homes will be built). The Design Review Commission — a group of community volunteers who help keep Lafayette looking its best — has teamed up with staff and a consultant to draft the new standards. A public draft should be ready this fall, and we'll be inviting everyone to weigh in.

For more information, visit **www.lovelafayette.org/ods**.

New Parking Management Strategies Will Help Balance Supply & Demand

During the past year, we have been studying the approximately 4,900 publicaly accessible parking spaces in the Mt. Diablo Blvd. Corridor, and gathering input from residents and visitors, people who work downtown, and business owners in order to update and supplement the City's 2016 Parking Management Strategy.

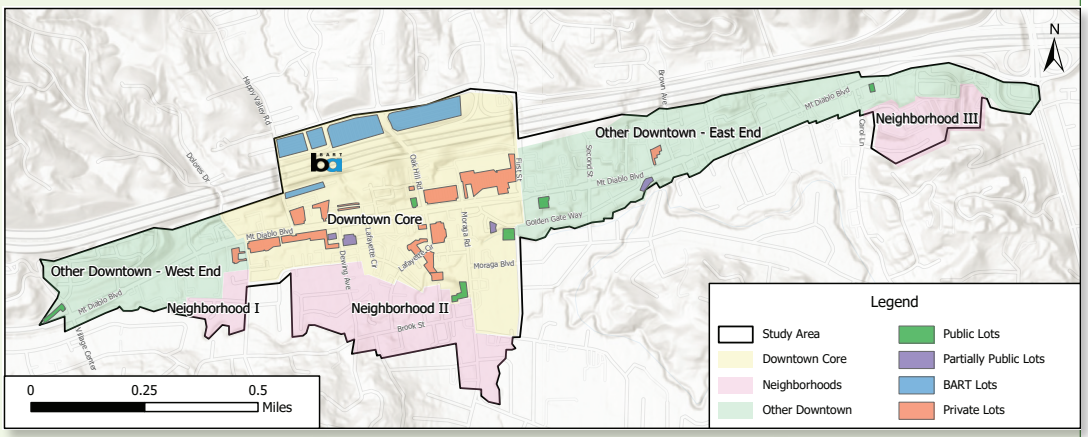
Looking at current conditions, we found:

- Generally, Lafayette has plenty of on- and off-street, public and private parking to meet demand, even during the busiest times on weekdays and weekends. While a few hot spots can get crowded, nearby spaces are almost always available — making it easy to find a spot when you need one.
- The average length of stay varies by parking type: on-street parking averages just under two hours, off-street private metered lots are shorter (~1 hour), and private unmetered lots are longer (~3 hours).
- Parking time limits across the study area vary widely for both on-street and off-street spaces. Observations show that on any given day, about 10–20% of vehicles stay beyond the posted limits.

Data and input collected from stakeholders are helping us to develop strategies to better manage public and private parking availability and is intended to:

- Balance on and off-street parking and the mix of parking types (i.e., short versus long term, visitor versus employee parking).
- Accommodate the expected rise in housing supply while continuing to support the diverse range of downtown land uses.
- Anticipate the potential future reduction in commuter parking at BART station lots
- Address the community's desire for expanding safe pedestrian and cycling networks to and through the downtown core, and
- Address other key issues identified by stakeholders.

Staff will present the recommended strategies to the City Council by the end of the year.



New Pathways to Encourage Walking and Biking Downtown

There are two exciting pathway projects that will help create safer, more comfortable options for people walking or biking to destinations throughout the downtown core. In the coming months, we'll be breaking ground on an ADA-compliant pathway connecting the south side of the Lafayette BART station with the existing Town Center Pathway that leads downtown, along with new secure parking for up to 82 bicycles, and a new public plaza that will serve as both a welcoming entry to Lafayette and a community gathering space with an art installation.

We also will be starting design work on the Aqueduct Pathway, which will form the spine of our future bicycle/pedestrian network through the downtown corridor. The City has an agreement with EBMUD to construct this pedestrian and bicycle pathway along EBMUD's right-of-way (roughly parallel to Highway 24). While the pathway will ultimately extend beyond Pleasant Hill Road, we're currently focused on the downtown segments, from the existing westerly terminus of the pathway, to Brown Avenue. Learn more at **www.lovelafayette.org/aqueduct-pathway-study**

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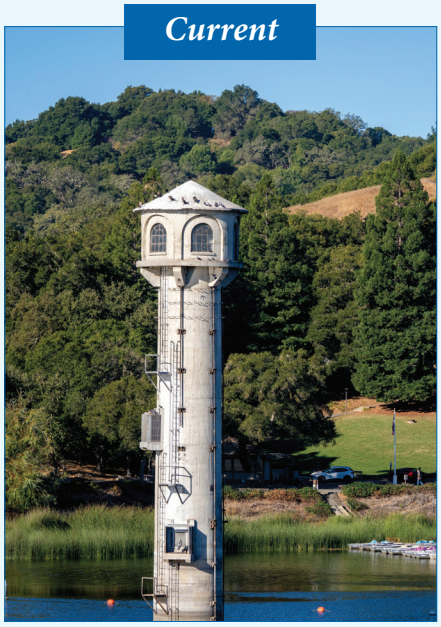
Reservoir Tower Seismic Project Will Shorten Tower by 40 Feet: EBMUD Community Meeting

EBMUD is holding an online community meeting on **Thursday, October 9** at 6pm about their upcoming construction projects in Lafayette, including this seismic retrofit of the tower at the Lafayette Reservoir. For the past two years, the City has engaged in conversations with EBMUD to address safety and geotechnical concerns while also advocating for keeping the tower at its current height. EBMUD has announced plans to proceed with shortening the tower by 40 feet.

Current



Proposed

For background, visit **www.lovelafayette.org/TowerRedesign**

At the meeting, EBMUD will discuss additional projects including replacing the Lafayette Reservoir Recreation Area's aging wastewater system and upgrading service reliability of the Lafayette Water Treatment Plant on Mt. Diablo Boulevard. For background on all of these projects and to register for the October 9 community meeting, please visit EBMUD's project webpage at: **www.ebmud.com/lafayetteprojects** or scan the QR code:

CITY DIRECTORY

Council Members

Susan Candell	Mayor
Carl Anduri	Vice Mayor
Jim Cervantes	Councilmember
John McCormick	Councilmember
Stella Wotherspoon	Councilmember

For Council Members call: 925-284-1968
Messages to all Council Members:
cityhall@lovelafayette.org

City Departments

Main Offices 3675 Mt. Diablo Blvd. #210
City Manager – Niroop K. Srivatsa
General Reception 925-284-1968

Administration 925-284-1968

Assistant City Manager – Tracy Robinson
City Clerk – Joanne Robbins

Engineering Services & Public Works

Director & City Engineer – Mike Moran
Engineering Dept. 925-284-1951
Code Enforcement 925-299-3279
Maintenance/Corp. Yard 925-934-3908
Submit Public Works maintenance requests online at:
lovelafayette.org/maintenance-request
Report illegal dumping into waterways and accidental spills to Contra Costa Hazardous Materials Division 925-646-2286

Parks, Trails, Recreation 500 St. Mary's Rd

Director – Jonathan Katayanagi
Youth/Adult Recreation,
Parks & Trails 925-284-2232
Senior Services 925-284-5050
Lafayette Spirit Van 925-283-3534
lovelafayette.org/rec

Planning & Building 925-284-1976

Director – Greg Wolff
Building Department 925-655-2704
lovelafayette.org/Planning

Police Services 3471 Mt. Diablo Blvd.

Police Chief – James Williams
Emergency (24 Hours): 911
Non-emergency Dispatch
(24 Hours): 925-284-5010
Administrative Office: 925-283-3680
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City Website: ***www.lovelafayette.org***

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